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**13. 2007SP-015U-10**

18th & Wedgewood Avenue SP  
Map 104-08, Parcel 263  
Subarea 10 (2005)  
Council District 19 - Ludye N. Wallace

A request to change from RM40 to SP zoning on property located at 1700 18th Avenue South, northeast corner of 18th Avenue South and Wedgewood Avenue (.54 acres), to permit 38 multi-family condominium units, requested by Barge, Waggoner, Sumner & Cannon, applicant, for Nashville Property Managers LLP, owner.

**STAFF RECOMMENDATION: Approve with conditions**

**APPLICANT REQUEST - Preliminary SP**

A request to change from Multi-Family Residential (RM40) to Specific Plan (SP) zoning on property located at 1700 18th Avenue South, northeast corner of 18th Avenue South and Wedgewood Avenue (.54 acres), to permit 38 multi-family condominium units with a parking garage.

**Existing Zoning**

RM40 District - RM40 is intended for single-family, duplex, and multi-family dwellings at a density of 40 dwelling units per acre.

**Proposed Zoning**

SP District - Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined for the specific development and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

**GREEN HILLS/MIDTOWN COMMUNITY PLAN**

**Neighborhood General (NG)** - NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An accompanying Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

**Consistent with Policy?** - Yes. This project both has an appropriate urban form and is context sensitive. The density is appropriate for the project’s location. The building addresses 18<sup>th</sup> Avenue and Wedgewood Avenue and incorporates a tower element to address the street corner. The main body of the building is setback 30 feet from the street, to maintain the contextual setback of 18<sup>th</sup> Avenue. The building has a strong residential frontage on 18<sup>th</sup> Avenue, with projecting front doors, stairs and front porches. This façade has wide windows to allow light into the condominium units. The main material is brick, with stone details at the cornice line of the parapet wall and above the windows. The building is 3½ stories tall on 18<sup>th</sup> Avenue and 4 stories tall on Wedgewood Avenue.

**RECENT REZONINGS** - None.

**PUBLIC WORKS RECOMMENDATION** - Following are review comments for the submitted 18th & Wedgewood Avenue SP specific plan (2007SP-015U-10), received December 29, 2006. Public Works' comments are as follows:

The developer's construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

**Maximum Uses in Existing Zoning District: RM40**

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo /townhome (230)	.54	40	21	171	15	17

**Maximum Uses in Proposed Zoning District: SP**

Land Use (ITE Code)	Acres	Density	Total Number of Unit	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/townhome (230)	.54	n/a	38	283	24	28

**Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District**

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			17	112	9	11

**METRO SCHOOL BOARD REPORT**

**Projected student generation\***    1Elementary    1Middle    1High

**Schools Over/Under Capacity** - Students would attend Eakin Elementary School, West End Middle School, or Hillsboro High School. None of these schools have been identified as being over capacity. This information is based upon data from the school board last updated August 2006.

**STORMWATER RECOMMENDATION** - Preliminary approved

**CONDITIONS**

1. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RM60 zoning district effective at the date of the building permit. This zoning district must be shown on the plan.
2. The application, including attached materials, plans and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the planning department and department of codes administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
3. All stormwater management requirements and conditions of the Department of Water Services

shall be approved prior to approval of the final site plan. Prior to the issuance of any permits, confirmation of compliance with the final approval of this proposal shall be forwarded to the Planning Department by the Stormwater Management division of Water Services.

4. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
5. Subsequent to enactment of this Specific Plan district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the overlay district must be submitted, complete with owner's signatures, to the Planning Commission staff for review.
6. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
7. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds. Failure to submit a final corrected copy of the preliminary SP plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.

Approved with conditions (10-0), *Consent Agenda*

**Resolution No. RS2007-032**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-015U-10 is APPROVED WITH CONDITIONS. (10-0)

Conditions of Approval:

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3. All stormwater management requirements and conditions of the Department of Water Services shall be approved prior to approval of the final site plan. Prior to the issuance of any permits, confirmation of compliance with the final approval of this proposal shall be forwarded to the Planning Department by the Stormwater Management division of Water Services.
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**The proposed SP district is consistent with the Green Hills/Midtown Community Plan's Neighborhood General policy which is intended to promote residential development."**